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MEETING MINUTES: Tuesday, August 9th, 2022 7:00PM

Via ZOOM Online Meeting Portal

A) The meeting was Called to Order at 7:09 PM by Vice Chairman Charlie Obert.

Members and staff present: Charlie Obert (Vice Chairman), Diane Chapin (Treasurer), Francesca Morano (Commissioner), Marla Butts (Wetlands Agent), Dan Malo (Recording Secretary), and Amy St.Onge (First Selectman)

Members of the public: Janet Blanchette, Jason Lavalley, Brandon Stand, and others.

B) Appointment of Alternates – n/a

C) Minutes of Previous Meetings –

The July 12, 2022 Meeting Minutes were accepted as presented.

D) Citizens Comments on Agenda Items – none

E) Applications

a) Old Applications

- 1) **WAA22017**, Emily Kreidler, 31 Becola Rd (Assessor's map 116, block 24, lot 25), demolish existing home, reconstruct new home in same location with new well within the 100-foot upland review area for Little Pond, stamped received 6/15/22, issued 7/19/22, legal notice to be published 8/5/22, end of appeal period 8/20/22. No action required by the Commission.
- 2) **IWA22020**, Lavallee Construction LLC, 0 Donovan Dr. (Assessor's map 3, block 80, lot 2D), filling 690 sq ft of wetlands and work in the 100-foot upland review area for the construction to 2 single family homes with wells & septic systems. Note: proposal involves a re-subdivision splitting the lot into 2 lots; site walk conducted on 3/12/22.

The project carries aspects of an active inland wetlands permit, which was extended to 2032 by state statute. The proposal is to divide Lot 2D into 2 lots. Wetlands Agent Marla Butts initiated discussion on items from the site plan which was originally presented at the July 2022 Inland Wetlands Meeting. The project has received septic design approval from Northeast District Department of Health.

Marla noted that the wetlands were not historic and were a product of the previous mining operation on site. Janet Blanchette of J&D Civil Engineers noted that the wetlands are confirmed to not be a vernal pool and do not provide flood storage or habitat. Charlie Obert asked if driveway runoff would flow into Donovan Drive. Janet Blanchette stated that a depression will be preserved in the front yard which will capture the site's water. Diane Chapin made a motion to approve the application. The motion was seconded by Fran Morano. **The motion was unanimously APPROVED.**

To see/hear the entire meeting via ZOOM, copy and paste the following link into your search bar:

https://us02web.zoom.us/rec/share/fB4Ps7TTTg2kSBCWkdLu4YddLR-yep1YXdDwAhBM_F7C3wREZhMJFLUjK9EgjQyy.NHTSsmviTfvKDyFut

Access Passcode: 2uvLgc.h

G) Violations & Pending Enforcement Actions

- a) **Notice of Violation VIOL21023**, Jamie Piette, 0 & 73 Center Street (Assessor's map16, block X, lots H & 2), unauthorized construction of retaining wall and associated backfill in Little Pond, issued 8/24/21. Marla recommended, and the Commission voted unanimously on 4/12/22, that a plan provided by Killingly Engineering Associates be considered the 'as-built' and filed on the Town land records. The as-built has not yet been filed.
- b) **Notice of Permit Violation VIOL21036**, Permit IWA20022, Marc Baer, 1227 Thompson Rd (Assessor's map 116, block 24, lot 10), grades not as authorized in modified plan approved by the Commission on 2/9/21. Marla Butts received a complaint from an abutter about an additional retaining wall and new stones being brought to the site. Marla will speak with Mr. Baer and the contractor to discuss the approved plan and correct any deviations.
- c) **Notice of Violation VIOL22008**, Rodney Lamay, 0 Quaddick Town Farm Road (Assessor's map 160, block 11, lot 15), unauthorized clearing, cutting & grading in wetlands, issued by Acting Wetland Agent 3/21/22. A brush fire occurred in the vicinity on 8/6/22, and characteristics of the original complaint were described by the Fire Marshall. Connecticut DEEP is conducting an investigation into the fire and will forward the results to the Town.

H) Other Business

- a) Draft Subdivision Regulations – Marla Butts plans to meet with the Town Planner and First Selectman discuss the proposed language. Charlie Obert asked if it was appropriate to have the Town Attorney present. Marla said the Town Attorney should review the final draft.

I) Citizens Comments – None

J) Reports

- a) Budget & Expenditures – Diane Chapin reported that the Commission has spent 4.5% of the Fiscal Year budget through July 2022.
- b) Wetlands Agent Report – Marla Butts noted that little progress has been made on MS4. Fran Morano spent a few hours working on the ongoing records disposal & retention project. Marla met with New Road property owners to discuss remedies for a newly-created, unwanted watercourse. Marla updated the Commission about the purchase of a shared storage cabinet with the Conservation Agent. She expressed an additional \$200 to the amount previously encumbered would be needed to meet increased costs and shipping. Fran Morano made a motion to allocate an additional \$200 towards the cabinet. The motion was seconded by Diane Chapin. **The motion was unanimously APPROVED.**

K) Correspondence – none

L) Signing of Mylars – none

M) Comments by Commissioners –

Charlie Obert reiterated that subdivision and wetlands regulation changes are long overdue and that it is important that the process is not derailed.

- N) At 8:32 PM, after completion of the agenda, Fran Morano made a motion to adjourn the meeting. The motion was seconded by Diane Chapin. **The motion was unanimously APPROVED.**

Respectfully submitted,
Dan Malo, Recording Secretary



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Access Passcode: 2uvLgc.h